

MINUTES
PAGE COUNTY PLANNING COMMISSION
May 23, 2023

Members Present

Catherine Grech, Secretary, District 1 Chris Adams, District 2
Jared Burner, Chairman, District 3 Isaac Smelser, District 4
William Turner, Vice Chairman, District 5

Staff Present

Tracy Clatterbuck Josh Hahn

Call to Order

Chairman Burner called the May 23, 2023 Page County Planning Commission Work Session to order in the Board of Supervisors (BOS) Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Chairman Burner reminded all commissioners and speakers to please turn on and/or speak into the microphones. Ms. Clatterbuck conducted an attendance roll call.

Adoption of Agenda

Ms. Clatterbuck asked if staff could make a request, and Chairman Burner indicated approval. Ms. Clatterbuck requested that the Planning Commission consider amending the agenda to discuss a document related to wireless communication towers provided to Planning Commissioners at the meeting. Ms. Grech made a motion to add to the agenda under new business an amendment to Page County, Virginia code § 125-30.3-G(2)(a). Mr. Smelser seconded the motion. The motion passed unanimously (5-0).

Public Hearing

A. Margaret Osborne- Special Use Permit Application

Ms. Clatterbuck stated that Ms. Osborne has filed a special use permit to operate a dog breeding business at 460 Lake Arrowhead Rd. in Luray zip code. The property contains a little over 28 acres and is currently zoned Woodland-Conservation. The property has multiple single-family dwellings as well as farm-related accessory structures. It also has the 15' by 30' kennel, which is where the business will be operated. As has been discussed before, the code requires she go through this special use permit because of the definition of Pet Grooming, Boarding and Breeding, as stated in the staff memo included in the agenda packet. Ms. Osborne reached out to VDOT, who had no objections to the permit request. The Health Department and the Building Official also did not have any objections. Ms. Clatterbuck stated she would not speak to the Comprehensive Plan, as this was included in the memo. Adjoining land owners were notified as required by state code. We received two written comments supporting the request, which have been supplied to the Planning Commissioners. Ms. Clatterbuck noted that the applicant was not present, so she would attempt to answer any questions from the Planning Commission. She noted that the Planning Commission can either recommend approval or recommend denial of the permit to the Board of Supervisors.

Chairman Burner opened the public hearing at 7:04 p.m. Ms. Clatterbuck noted that there were no speakers. Chairman Burner closed the public hearing at 7:04 p.m. Chairman Burner asked if there was any other discussion on the conditions, and there was none. He asked for a motion to proceed. Mr. Turner made a motion that the Planning Commission recommend approval of this special use permit to operate a dog breeding business on Lake Arrowhead Rd. for the property identified as tax map number 54-A-541. Mr. Smelser seconded the motion. Chairman Burner requested a roll call, and the motion passed unanimously.

New Business

A. Ordinance Amendment to Wireless Communications Facilities

Ms. Clatterbuck referred to the draft provided to the Planning Commission today, and she referenced previous meetings where the tower issue at Yogi's has been discussed. The direction from the Board of Supervisors is that the Planning Commission consider making this amendment as drafted. Basically, the authority of granting waivers for setbacks for towers will be taken from the Planning Commission and given to the Board of Supervisors. The amendment language came from legal. Ms. Clatterbuck noted that the Planning Commission could consider other amendments if it wanted. The Planning Commission has discussed in the past updating the wireless communication facilities section in its entirety, and she does think this needs to happen. However, she recommended such work be pushed to a future date and just look at this amendment for tonight.

Ms. Grech agreed that although there are amendments that could be made, including to some of these very paragraphs, but as time appears to be of the essence, she made a motion that the amendment be scheduled for public hearing, unless anyone else has any objections or comments. Mr. Turner seconded the motion. Chairman Burner asked if Ms. Clatterbuck had a date in mind for that, and she recommended the June 13th meeting. Ms. Grech noted that we have another public hearing on that date, and Ms. Clatterbuck confirmed that we have a public hearing for the self-storage facility zoning ordinance amendment. Ms. Grech asked about the wedding venue SUP, and Ms. Clatterbuck indicated that this might also be scheduled later this evening. Chairman Burner restated the motion and asked for a rollcall. The motion passed unanimously.

Unfinished Business

A. Jeffery S. Dinges- Special Use Permit Application

Ms. Clatterbuck noted that when this SUP was introduced, we focused on the conditions. Ms. Clatterbuck had some suggestions for the conditions, and those changes have been made. We were waiting on the engineering related to the occupant loads from the applicant. We have received those, and the Building Official has signed off.

One item that the Mr. and Mrs. Dinges brought to her attention is related to the occupancy. The 195 persons at 5 gallons/person is listed in a letter from Racey Engineering. Ms. Grech asked if the 195 number comes from the Department of Health, and Ms. Clatterbuck confirmed. However, the letter from Racey Engineering also indicates that the maximum usage for this site will be "no more than 275 persons in any one day." It then goes into further detail for consecutive days, up to four consecutive days. Ms. Clatterbuck noted that we may need to tweak the number in the conditions based on Racey Engineering's recommendations. Ms. Grech asked which direction the number needed to be tweaked up, and Ms. Clatterbuck indicated it needed to be tweaked up. Chairman Burner suggested we just referenced the engineering document, and Ms. Clatterbuck indicated we could copy and paste this language similar to what we did with VDOT's requirements. Ms. Grech asked if we are staying at 195, and Ms. Clatterbuck answered no. It would be 275. However, she noted that the Building Official had listed 195 persons, so we can get that number corrected on documentation in time for the public hearing. Chairman Burner noted that the engineering report goes on different criteria, and Ms. Grech confirmed. Ms. Grech asked how the engineer can go beyond the number that the Department of Health says. Ms. Clatterbuck stated that she thinks it comes down to the occasional use. Chairman Burner stated his interpretation that it can handle a maximum, consistent occupancy load of 195 people per day, but the engineering letter is saying that if they are only operating for a couple hours, then the drain fields can handle much more. The engineering letter is saying that the occupancy of the drain field is based on the duration of the event that is occurring, and how often. Ms. Grech asked if Chairman Burner is saying the engineering report trumps the Department of Health. Chairman Burner answered that the Department of Health goes off of this engineering report. Ms. Grech

stated that we will need a new letter from the Department of Health. Ms. Clatterbuck indicated that the Department of Health won't issue a new letter, because the system is designed for 195 persons per day. Mr. Dinges noted again what the letter states, and Ms. Grech stated she did not have a problem with that, but she needs to go by what the Department of Health states, which is on a per day basis, not a per week basis. She suggested the Department of Health may need to modify the criteria. Ms. Clatterbuck indicated she could send this back to the Department of Health. Ms. Clatterbuck asked Mr. Dinges what cap he was looking at, and Mr. Dinges indicated that the number could exceed 200 on a Friday or Saturday evening. It would not be an all-day event, and not everyone will be using the bathroom. He indicated a preference for how Racey Engineering worded the occupancy maximums. Ms. Clatterbuck stated she could contact the Department of Health, and Ms. Grech reiterated that while she understands the request, the Planning Commission has to base its decision on what the Health Department and Building Official say. Ms. Clatterbuck asked Mr. Dinges if Racey Engineering designed their septic system, and Mr. Dinges confirmed. Ms. Clatterbuck stated that Racey designed the system, and someone else installed it. Mr. Grech stated that if the 195 number is changed by the Department of Health and the Building Official, she has no objection.

Mr. Adams asked if it is an alternative septic system, and Mr. Dinges confirmed. Mr. Adams stated that it would need to be inspected once per year, anyway. Ms. Grech asked if she understood Racey Engineering's report that there wouldn't be any structural issues with that number, and Ms. Clatterbuck confirmed.

Chairman Burner asked Ms. Clatterbuck if she thought she could get these comments back in time to have a public hearing on June 13th, and Ms. Clatterbuck stated that she should have them back by the end of the week. Mr. Turner made a motion that the Planning Commission schedule a public hearing for this SUP application for June 13th. Mr. Smelser seconded the motion. Chairman Burner asked for a rollcall. The motion passed unanimously.

B. Zoning Ordinance Amendment- Self-storage facilities

Ms. Clatterbuck stated that we had discussed this at the last Planning Commission meeting, and she sent revised language to the County Attorney, and his comments were included in the agenda packet. The purpose of having this on the agenda tonight was to discuss any changes the Planning Commission wanted; it has already been scheduled for public hearing on June 13th.

Chairman Burner asked if there was any discussion on the proposed language. Ms. Grech stated that the language did not match what the Planning Commission had proposed. She stated that the County Attorney has corrected the language such that in the A-1 District we will require fencing, screening, and security for all facilities, and that in addition we can ask for more things in the SUP. She thought we had suggested to put all of that as part of the SUP considerations. She stated that the County Attorney has changed the content, not just the language. She asked why we are requiring storage facilities to provide more screening, fencing, and security than other commercial facilities in the A-1 District. She also asked why the county attorney is making that decision rather than the Planning Commission. Ms. Clatterbuck answered that this was the response she received when she sent the draft to the County Attorney. Ms. Grech stated that her suggestion last time was that all of this be part of the SUP application. Chairman Burner agreed that this was his understanding, as well. Ms. Grech thinks the County Attorney may have misunderstood what we wanted him to do. Chairman Burner stated that the easiest way to fix this would be to change the "shall" to a "may." Chairman Burner asked Mr. Hahn if that fix would work, and Mr. Hahn indicated that the change may make the next line regarding "additional condition" redundant. Ms. Grech stated that she disagreed. She made a motion to change the "shall" to a "may." Mr. Turner seconded the motion. The motion passed unanimously.

C. Zoning Ordinance Amendment- Light Quarry Operation

Chairman Burner asked the Commissioners if they had a chance to review the initial draft ordinance and the AI-generated supplement that Mr. Hahn had created. Ms. Grech acknowledged and indicated that there was useful information in the AI document. She asked Chairman Burner if he preferred to start with the proposed language document or the AI document, and Chairman Burner answered the former.

Mr. Hahn stated that he had borrowed language from Rockingham County's existing quarry ordinance as well as our own ordinance on saw mill operations. He added that the current proposal is for two separate uses: light quarry operation and soil borrowing. These would have different allowances in certain zoning districts. Ms. Grech stated that she sees a definition for soil borrowing but no supplement regulations. Mr. Hahn indicated that we don't see the need for any supplemental regulations as currently worded, as for now soil borrowing would be a by right use.

Ms. Grech stated that we need to be very careful with the overlap between these two definitions. Chairman Burner stated that with a lot of this, the mining board regulates some of this, so there may not be overlap. Ms. Grech pointed out that the word "extraction" is in both definitions. She stated that adding the word "transportation" to the soil borrowing definition may fix it. Chairman Burner asked Ms. Clatterbuck if stormwater and erosion and sediment had control over this, and Ms. Clatterbuck agreed. Ms. Grech asked, then why are we bothering? Chairman Burner stated that the idea was to establish a use so that people would not be in violation when doing something they'd been doing for years. Ms. Grech stated that she did not like the proposed definition for soil borrowing, stating that this was transportation, not extraction. Mr. Hahn asked if she would support adding the word "transportation" to the definition. She stated she would need to think about it. She did not like the word "extraction" being present in both definitions. Chairman Burner stated that you could not transport the material without first extracting it, and Ms. Grech stated that the extraction makes it a quarrying operation. Chairman Burner stated that with soil borrowing, there is no processing or storing on site. Ms. Grech suggested wording similar to "the extraction of soil or stone for the purpose of transporting it from one location to another." She also suggested adding "solely" before transporting.

Ms. Grech stated that under B(2) under Setbacks, she did not like the wording of "other property in the area." She thinks this language is vague. Chairman Burner suggested using "dwellings on adjacent properties." She also stated that B(3) references times of day but not days of the week. She noted that the AI document and common sense would indicate we might want to define which days of the week the quarry will be operated. Chairman Burner suggested there will need to be some allowance to pick up material on Saturdays, and Ms. Grech agreed. Chairman Burner suggested processing and crushing could occur Monday through Friday, and sales could also occur on Saturday. There was further discussion on possibilities, but it was agreed that specific language would be needed.

Ms. Grech stated that for C(4), language regarding a required vegetative buffer should be added. She also asked whether the plan would be part of the SUP or part of the application. Chairman Burner stated that the plan should be part of the application so that we are not waiting on a plan when we get to the SUP review.

Ms. Grech stated that she liked the AI language examples that limited the size of the quarry, and she thinks that the SUP process should consider the size. Chairman Burner agreed. Ms. Grech also liked the AI proposed requirement for a reclamation plan, comparing it to the decommissioning plan in the solar ordinance. Chairman Burner agreed that this could be part of the SUP process. Ms. Grech stated that she also liked language regarding monitoring on environment, public health and safety. Chairman Burner asked if the Mine Board would control that, and if such language might unnecessarily take too much staff time. Ms. Grech stated that we should verify if that is the

case. Mr. Hahn indicated that staff will reach out to appropriate state authorities to see what they are doing.

Ms. Grech pointed out the AI example of a total area of five acres of extraction, expressing her support for establishing a limit on the size of extraction as well as the size of total operation. Chairman Burner stated that we couldn't really limit the overall size of the operation, but we might be able to limit it cut-by-cut. Ms. Grech is sensitive to the scars that can be left on the sides of the mountain from her hometown in Geneva, Switzerland. Chairman Burner suggested that this might be part of the reclamation plan. Ms. Grech expressed agreement, but she stated that reclamation may not always be possible. Chairman Burner agreed that reclamation would be site-specific.

Ms. Grech indicated that we may not want to have language regarding noise, since we have a noise ordinance. She stated that she liked language regarding a stormwater management plan. Ms. Clatterbuck stated that this would already be required, and would not be necessary.

Chairman Burner asked if we would want to have any language regarding dust control during processing, and Ms. Grech agreed. She asked if the 500 feet was enough with regards to dust spread. Ms. Clatterbuck noted that as an example, there have been dust complaints related to construction behind Wal-Mart from people living in Westlu Subdivision. Mr. Hahn suggested that this is something that might also be site-specific, as dust spread in a valley might be fairly limited. Chairman Burner stated that a vegetative buffer may also mitigate this. Ms. Grech suggested adding SUP consideration language for dust control. Mr. Hahn asked for possible language that would make this enforceable by the zoning administrator. He asked how dust might be measured, for example. Ms. Grech stated that the only real way to control this would be setbacks, and she thinks we just need to make sure 500 feet is a sufficient setback. Chairman Burner thinks 500 feet is sufficient. There was more discussion on possible language.

Chairman Burner mentioned that the current language in B(5) does not allow blasting. He stated that if he lived next to a quarry, he'd rather hear limited blasting than a jackhammer every day of the week. Ms. Grech added if don't have other methods of extraction, why are we allowing a quarry in the first place. Mr. Hahn stated that extraction could include the collection of loose stone. Ms. Grech asked if this was Rockingham County's language, and Mr. Hahn was unsure. Ms. Grech stated that we might want to check where this language comes from. Mr. Burner stated that he thinks blasting should be an SUP consideration, including establishing what hours blasting may occur. Ms. Grech asked if blasting always uses explosives, and Chairman Burner answered yes. Ms. Grech reiterated that she didn't understand why would allow extraction but not allow any means of extraction.

Mr. Adams asked about any requirements for roads. Chairman Burner indicated that VDOT looks at that as part of the SUP process. Ms. Grech asked whether VDOT just regulates traffic intensity or do they just regulate the weight and the size of the truck. Chairman Burner says that is all VDOT.

Ms. Grech reiterated that she would like to see the language cleaned up so that some methods of extraction would be allowed but controlled via conditions in the SUP. Mr. Hahn clarified that this language is specific to extraction below surface level, and that extraction can include just gathering material on the surface.

There was more discussion regarding noise. Ms. Grech asked if Ms. Clatterbuck had a decibel machine, and Ms. Clatterbuck said yes. Chairman Burner stated that he did not see any reason to make this ordinance more restrictive than the noise ordinance, since we don't do that for any other use. Ms. Grech asked if the Planning Commission can initiate changes to the Noise Ordinance,

and Ms. Clatterbuck stated no. The Planning Commission can go beyond the Noise Ordinance in restrictions. Ms. Grech expressed agreement with Chairman Burner's idea to just limit the hours of blasting. Chairman Burner stated that blasting is not that loud. There was further discussion, and it was agreed that it might be best to just leave noise to the Noise Ordinance.

Chairman Burner asked staff to work on the discussed changes before we schedule it for public hearing. Mr. Hahn stated that staff would also try to have minutes available for the next meeting. [Editor's note: This item was briefly discussed further during the next section.]

D. Review of the Campground Ordinance Draft

Ms. Grech stated that the Campground Subcommittee met for several months, and included Mr. Adams, Mr. Smelser, and appointees including Paul Otto, a former Planning Commissioner with a lot of experience, Chris Anderson, a Shenandoah Alliance conservation expert who had recommendations from her field of expertise, and two campground operators: Ms. Berezoski, former owner of Outlanders and Jeremy Baldwin, who owns a campground on the north end of the county. She expressed how helpful everyone was during the subcommittee process. There were also members of the public who had some helpful comments. The document that is in front of the Planning Commission is a result of much discussion and compromise. Ms. Grech suggested we look at the body of the ordinance before looking at the definitions.

Mr. Hahn apologized for the interruption, but he had neglected to pass along information regarding the previous topic. He asked Chairman Burner if he could briefly return to that. Chairman Burner agreed. Mr. Hahn stated that he had provided a letter from Karen and Rodney Jenkins in support of a proposed quarry operation use in Page County, and he thought it relevant to mention that there was general support for such an operation that would make gravel and other material available for local use. Chairman Burner added that he has received a few phone calls from others people today who were happy that we were taking a look at this possible use.

Ms. Grech returned to the idea of first looking at the body of the ordinance. She stated that we highlighted the rural character of the county, since this is addressed specifically in the comprehensive plan.

In the body of the ordinance starting at § 128-4, there was a lot of work done to specify the application requirements of the SUP. This was done to avoid some of the experiences we have had in the past where applicants have been unclear on the requirements. Some of this was inspired by other parts of our ordinance. The site plan would now have to include a lot of the things we would want regulated. We are now asking for a property management plan, a narrative about the applicant, and a landscaping plan that was suggested by Ms. Anderson from Shenandoah Alliance.

Ms. Grech moved on to the Standards section. She stated that we deferred to the County Attorney's advice regarding transient occupancy language. We just added language that has already been adopted by the Board of Supervisors. She then highlighted specific changes for § 128-5C. The change in the first line stating that no campground shall be less than 10 contiguous acres means that the size limit would now pertain to the size of the campground, not the size of the parcel. We decided we would like to see less concentration of campsites per acre, and we defined "developed" acre. We increased the minimum area in square feet and width in feet of each campsite, which is in line with language currently used by Warren County. Regarding a percentage of open space required, we felt that a sliding scale would be the best way to determine this. Ms. Grech indicated that she, Mr. Hahn, and Mr. Otto spent time creating models of campgrounds to see what percentages were appropriate. Printouts of two of these models were included in handouts this evening. Mr. Hahn had created a model for a 10-acre and a 40-acre

model campground. She believes these models as well as models that she and Mr. Otto sketched out verify the numbers we were proposing.

Ms. Grech stated that height restrictions were added later in discussions when a question was raised about the fairness counting loft areas as part of the square footage of the camping unit. The group decided that a loft would be allowed that was 25% of the size of the cabin. The subcommittee determined from the Building Official that an a-frame cabin that is 400 square feet with a 100 square feet loft would likely be about a 25-foot-high structure. This was expanded to include not just camping units but recreation facilities, as well.

Ms. Grech continued to recreation facilities, which she stated was probably the thorniest issue. The subcommittee asked Mr. Hahn to come up with a document comparing different recreation facilities, which was also provided in a handout. The apparent factor was whether people from outside the campground would be able to use recreation facilities inside the campground. This poses a problem for parking, water usage, etc. This led to discussion of some prohibited uses, such as shooting ranges, archery, and motorsports, which we later excluded since there unanimous agreement did not exist. She noted that at first access was limited to only campers, but language was eventually changed to allow guests of campers to use recreational facilities but not the general public. She noted that the Planning Commission may wish to discuss recreational facilities more.

Ms. Grech noted other new or changed items, including landscaping requirements, a limit of one fire ring for campsite, a statement expressing the desirability of perimeter fencing, and waste and trash disposal. She noted that waste and trash was explicitly made to be the responsibility of the campground operator. Specific setback and greenbelt requirements were developed using language provided by Ms. Anderson, which is similar to but less stringent than what was used in the solar ordinance. A requirement for an onsite operator for campgrounds with five or more campsites was added, based on the recommendation from a board member. Fireworks were banned. Drone use by campers were also banned, which was a recommendation that came from a member of the public present at one of the meetings. The subcommittee also discussed golf carts.

Everything from A to N was regulated as a standard, and then other items under "O" were left to the SUP, including considerations of a maximum number of campsites, campsites, and approved guests, the accessibility of emergency services, use of portable generators, landscaping, disposal of waste, and aesthetic standards.

Ms. Grech also referenced road requirements in § 128-7C. Some of the new language came from feedback received from Racey Engineering, and some language was copied from the MHP ordinance. We also introduced a speed limit.

Ms. Grech then returned to definitions. We decided to not define camping cabin any differently than camping unit, expanded the camping unit definition, added the 25% allowance for a loft, added a definition for a yurt. We added the concept of developed acre vs open area in order to complement the standards in the sliding scale for open area. Instead of occupancy, we used the language of transient occupancy that the board just voted on. We defined recreational facility, which was not present.

Ms. Grech asked if Mr. Smelser or Mr. Adams had anything to add, and they did not. She stated that we were grateful for all of the input. She feels there was fair and diverse input and opinions, and she felt the opinions were balanced.

Mr. Turner asked a question about gas-powered vs. electric golf carts, and Ms. Grech clarified that the subcommittee felt that gas-powered golf carts and ATVs should not be allowed but that electric golf carts could be left to the SUP.

Chairman Burner stated that the SUP section ("O") also references disposal of waste and trash off-site, but that this is mentioned specifically in the Standards section. Ms. Grech stated she thinks that this was accidentally left behind after the subcommittee decided to move it to the Standards section, and should be removed. Chairman Burner stated that he understood why waste disposal was made the responsibility of the campground operator, but that we may want to add language allowing waste disposal to be performed by a trash service. Mr. Hahn stated that there was language recommended to this affect, but this appears to have not made the final draft. He will add "or contracted service" this sentence.

Chairman Burner asked why § 128-4B doesn't expand Campground use to allow it in the Commercial District. Ms. Grech stated that we considered it very briefly but there was not much discussion about it. Since it currently only allowed in A-1 and W-C Districts, we didn't see the need to expand it. She noted that she does not herself see the need to expand it when we have so little land zoned Commercial in the County, and very little in locations where campgrounds are likely to locate. She also noted that if we follow the Comprehensive Plan, Commercial property should be located in the growth tiers around the Town, and that is not usually where campgrounds are likely to be located. Chairman Burner stated that the reason he brought it up is that there is a lot more by-right uses with recreational facilities in the Commercial District. If there was a small campground in conjunction with at larger recreational facility, allowing such uses in Commercial District would prevent them from being located in the Agricultural District, thus preserving the rural character of the County. Ms. Grech agreed, but she said a solution for that would be to regulate recreational facilities as a separate use. She thinks right now may be a little premature to predicate the allowance of campgrounds in the Commercial District on the fact that recreational facilities are currently allowed in that district. Chairman Burner asked if someone wanted to come in and place ten high-value campsites, would we not want to allow an opportunity to allow that on commercial land. Ms. Grech stated that she is not immediately opposed to the idea, but she would just ask where. Chairman Burner suggested that there has been some discussion about commercial nodes in various areas of the County. Ms. Grech asked whether this would be by-right, and Chairman Burner answered that his proposal would be that it be allowed in the Commercial District by SUP. He thinks that we may be muddying the waters on what we consider a campground and what we consider a resort, and Ms. Grech stated that this is why the subcommittee avoided including resorts within this section. We were trying to tread lightly because recreational facilities are not regulated as their own use separately from campgrounds, and the subcommittee did not want to overstep its bounds on what it was directed to examine. This is certainly something we could discuss now. She stated that right now she does not see a problem in allowing it by C-1 by SUP, but she would like to think about it. Mr. Hahn added that there was some idea within the subcommittee in differentiating campgrounds from a potential resort use, and the subcommittee focused on just campgrounds. Chairman Burner stated that a resort use would change the conversation. Ms. Grech stated that the subcommittee was intentionally very cautious. Her own opinion is that if the County starts regulating resorts, we go into a direction of creating a monster hybrid that is halfway between a campground and a temporary residential subdivision. Ms. Grech referenced past discussions of a transient occupancy ordinance that would have referenced distinct types of transient occupancy, which is something that the Planning Commission could look at in a future subcommittee, along with hotel/motel short-term occupancy rules.

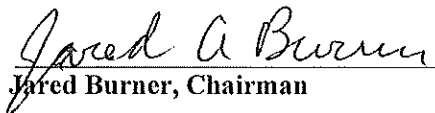
Ms. Clatterbuck stated that one thing the Planning Commission needs to address is confusion in § 125-22, which is the supplemental regulations for membership clubs and recreation facilities. Ms. Grech stated that this was something that was also outside the bounds of the campground

subcommittee, but that she agrees that this needs to be discussed in conjunction with the campground ordinance revision. Ms. Clatterbuck stated that it also has implications within the use matrix. Chairman Burner stated that this section differentiates between uses that are allowed and are not allowed by SUP. This makes it sound like recreational facilities will be two separate SUPs for a recreational facility. Ms. Grech stated that this was the reason the language was added to the campground ordinance draft stating: "Other recreational facilities proposed beyond those listed shall be considered in accordance with applicable zoning ordinance requirements." Chairman Burner stated that this was moving to two separate SUPs, and Ms. Grech confirmed. She stated that the subcommittee felt pretty good about this. Chairman Burner stated that he felt addressing recreational facilities in the campground ordinance was redundant, since applicants would already need to go through a separate SUP for recreational facilities under § 125-22. Ms. Grech stated that the subcommittee felt that they wanted to address some of the recreational facilities within the campground ordinance, but others they wanted to leave it to § 125-22. Chairman Burner asked if it was the intent of the subcommittee that some of the recreational facilities that require an SUP under § 125-22 now be allowed by-right if part of a campground. Some of these are now by-right but were by SUP. Ms. Grech stated they are not by-right; they are part of the campground SUP. Chairman Burner stated that they are a by-right part of the SUP. Mr. Smelser added that these facilities would only be for the campers and guests, not the general public.

Ms. Grech stated that this was a tough discussion. She noted that both campground owners stated that they did not and would not allow outside people to access the campground to use the facilities. There was too much of a problem with liability, parking, and Health Department regulations. Allowing guests was a compromise that was made during discussions within the subcommittee. There was more discussion regarding potential conflicts and inconsistencies between the campground ordinance and § 125-22. Chairman Burner stated that we can change language in § 125-22, but we will need to be very careful that we don't inadvertently affect something is not associated with a campground. He stated that the wording of § 125-22 is problematic, anyway, and needs to be reviewed. Ms. Grech indicated that she would work with staff and look at these specific issues with § 125-22 and get back to the Planning Commission. Ms. Grech stated that she felt it was intentional that it would be two SUPs rather than one. Mr. Smelser stated that he felt it was spelled out pretty clearly that this is what is allowed in campgrounds and something other than that would need to go through a separate SUP.

Adjourn

Mr. Smelser made a motion to adjourn the meeting. The motion was seconded by Mr. Turner. The meeting was adjourned at 8:37 p.m.



Jared Burner, Chairman

